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February 17, 2005

Mr. Francis I. Lynch, et al
725 South 6th Street
Las Vegas, Nevada 89101

RE: SDR-5662 - SITE DEVELOPMENT PLAN REVIEW
CITY COUNCIL MEETING OF FEBRUARY 16, 2005
Related to SUP-5663

Dear Mr. Lynch:

The City Council at a regular meeting held February 16, 2005 APPROVED the request for a Site Development Plan Review TO ALLOW A 60-STORY MIXED-USE DEVELOPMENT TO INCLUDE 950 RESIDENTIAL UNITS AND 91,000 SQUARE FEET OF COMMERCIAL SPACE AND WAIVERS OF THE CENTENNIAL PLAN BUILDING STEP-BACK AND BUILD-TO REQUIREMENTS on 1.28 acres adjacent to the southeast corner of Casino Center Boulevard and Bonneville Avenue (APN 139-34-311-058 through 065) C-2 (General Commercial) Zone and R-4 (High Density Residential) Zone under Resolution of Intent to C-2 (General Commercial) Zone. The Notice of Final Action was filed with the Las Vegas City Clerk on February 17, 2005. This approval is subject to:

Planning and Development

1. A Special Use Permit (SUP-5663) to allow Mixed-Use development approved by the City Council.
2. This Site Development Plan Review shall expire two years from the date of final approval unless it is exercised or an Extension of Time is granted by the City Council.
3. All development shall be in conformance with the site plan and building elevations, date stamped 11/24/04, except as amended by conditions herein.
4. The Waiver from the Downtown Centennial Plan building stepback requirement is hereby approved, based on the proposed façade articulation and massing of the structure.
5. The Waiver from the Downtown Centennial Plan build-to requirement is hereby approved, in order to allow sufficient area for the public sidewalks.

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6. The landscape plan shall be revised and approved by Planning and Development Department staff, prior to the time application is made for a building permit, to include an additional street tree on Garces Avenue in conformance to the Downtown Centennial Plan. All other streetscape treatments shall conform to the requirements of the Downtown Centennial Plan.
7. The landscaping and a permanent underground sprinkler system shall be installed as required by the Planning Commission or City Council and shall be permanently maintained in a satisfactory manner. Failure to properly maintain required landscaping and underground sprinkler systems shall be cause for revocation of a business license.
8. The applicant shall provide and install standard Fourth Street style fixtures in place of existing fixtures in accordance with Subsection DS3.1.k of the Downtown Centennial Plan. Exact specifications, shop drawings, and standard suppliers can be obtained from the City of Las Vegas Engineering Design Superintendent, Department of Public Works, 229-6272.
9. Any new utility or power service line provided to the parcel shall be placed underground from the property line to the point of on-site connection or on-site service panel location, in accordance with Subsection DS2.1.f of the Downtown Centennial Plan.
- * 10. Utilities and power service lines in alleys shall be located underground in accordance with Subsection DS2.1.f. of the Downtown Centennial Plan. In addition, the surfacing of the alley shall conform to the Alleyway Treatment, as described in Subsection DS2.1.g, and as depicted in Graphic 4 of the Downtown Centennial Plan.
11. All mechanical equipment, air conditioners and trash areas shall be fully screened from street level and surrounding building views in accordance with Subsection DS5.1.j of the Downtown Centennial Plan. Service areas shall be screened from pedestrian or street view, utilizing landscaping and/or architectural elements that are consistent with the design and materials of the primary building.
12. Prior to the submittal of a building permit, the applicant shall meet with Planning and Development Department staff to develop a comprehensive address plan for the subject site. A copy of the approved address plan shall be submitted with any future building permit applications related to the site.

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13. As per the Memorandum of Understanding between Casino Center Development, LLC (or *Leonard Messina*) and the LV Springs Preserve, the following cottages will need to be moved as a condition of approval:

- a. 601 S. Casino Center
- b. 609 S. Casino Center
- c. 621 S. Casino Center

Also as a condition of approval, the following cottages shall be dismantled for usable parts in the restoration of 601, 609, and 621 S. Casino Center, and 604 S. Fourth Street:

- a. 605 S. Casino Center
- b. 617 S. Casino Center

All work is to be supervised by Gregory Seymour, archeologist from the LV Springs Preserve.

14. All City Code requirements and design standards of all City departments must be satisfied.

Public Works

- 15. Dedicate a 10 foot radius on the southeast corner of Bonneville Avenue and Casino Center Boulevard and a 10 foot radius on the northeast corner of Garces Avenue and Casino Center Boulevard prior to the issuance of any permits.
- 16. Coordinate with Design Section of the City Engineer's Office to ensure the proposed plan does not conflict with the proposed Bonneville/Clark Couplet.
- 17. Coordinate with the City Surveyor to determine whether a Reversionary Map or other Map is necessary; if such a Map is required, it should record prior to the issuance of any permits for this site.
- 18. Grant a Traffic Signal Chord Easement at the southeast corner of Bonneville Avenue and Casino Center Boulevard.
- 19. Remove all substandard public street improvements and unused driveway cuts adjacent to this site, if any, and replace with new improvements meeting current Las Vegas Downtown Centennial Plan Standards concurrent with development of this site. All new or modifications to existing driveways shall be designed, located and constructed in accordance with Standard Drawing #222A.

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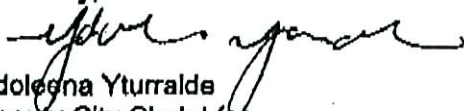
20. If not already constructed, the developer of this site must enter into a sewer refunding agreement that provides the full reimbursement cost for construction of the Clark Avenue sewer between Las Vegas Boulevard and Fourteenth Street. Connection to the existing 24 inch sewer in Clark Avenue and the improvements of the Clark Avenue sewer between Las Vegas Boulevard and Fourteenth Street is required prior to occupancy of this site, unless otherwise allowed by the City Engineer.
21. Meet with the Clark County School District to discuss the impact this site plan has on the District's schools, and to identify possible methods to mitigate the impacts.
22. Landscape and maintain all unimproved rights-of-way adjacent to this site.
23. Submit an Encroachment Agreement for all landscaping and private improvements, located within or over the public rights-of-way adjacent to this site prior to occupancy of this site.
24. Meet with the Flood Control Section of the Department of Public Works for assistance with establishing finished floor elevations and drainage patterns for this site prior to submittal of construction plans or the issuance of any building or grading permits, whichever may occur first. Provide and improve all drainageways as recommended.
25. A Traffic Impact Analysis must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, submittal of any construction drawings or the recordation of a Map subdividing this site. Comply with the recommendations of the approved Traffic Impact Analysis prior to occupancy of the site. The Traffic Impact Analysis shall also include a section addressing Standard Drawings #234.1 #234.2 and #234.3 to determine additional right-of-way requirements for bus turnouts adjacent to this site, if any; dedicate all areas recommended by the approved Traffic Impact Analysis. All additional rights-of-way required by Standard Drawing #201.1 for exclusive right turn lanes and dual left turn lanes shall be dedicated prior to or concurrent with the commencement of on-site development activities unless specifically noted as not required in the approved Traffic Impact Analysis. If additional rights-of-way are not required and Traffic Control devices are or may be proposed at this site outside of the public right-of-way, all necessary easements for the location and/or access of such devices shall be granted prior to the issuance of permits for this site. Phased compliance will be allowed if recommended by the approved Traffic Impact Analysis. No recommendation of the approved Traffic Impact Analysis, nor compliance therewith, shall be deemed to modify or eliminate any condition of approval imposed by the Planning Commission or the City Council on the development of this site.

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26. The approval of all Public Works related Improvements shown on this Site Development Plan Review is in concept only. Specific design and construction details relating to size, type and/or alignment of improvements, including but not limited to street, sewer and drainage improvements, shall be resolved prior to submittal of a Tentative Map or construction drawings, whichever may occur first. No deviations from adopted City Standards shall be allowed unless specific written approval for such is received from the City Engineer prior to the submittal of a Tentative Map or construction drawings, whichever may occur first.

Sincerely,


Ydoleena Yturralde
Deputy City Clerk I for
Barbara Jo Ronemus, City Clerk

cc: Planning and Development Dept.
Development Coordination-DPW
Dept. Of Fire Services

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